

SILVER OAKS PHASE II HOA

BOD MEETING MINUTES

TUESDAY, JULY 20, 2021 6:30 P.M.

Crosspoint Church, Old Bethel Road, Crestview, FL

Meeting called to order at 6:32 P.M. by President Chris Alvarado.

In Attendance: President Chris Alvarado, Vice President Mac McKenzie, Treasurer Eileen Kurtz, Secretary Melissa Peacock, At Large Member Derik Smith, and Pool Chair Cheri Dickson.

Absent: At Large Members Kim Johnson and Kyle Colvard

Approval of June minutes: Motion by Chris Alvarado, 2nd by Eileen Kurtz. All in favor.

Treasurer's Report: Eileen Kurtz reviewed current bank balances with the Board. As of today. 120 homeowners have paid their 2021 HOA dues.

Committee Reports:

Architecture/Landscaping: No new requests. Paddock Circle resident paid the \$10 fee for a fence request. Tree limbs and debris were removed from in front of a Paddock Circle resident home and common area. Mac McKenzie has taken Stick Man to look at common areas for tree removal and to identify homes where trees need potential pruning The BOD is waiting for a quote from him.

Pool: Cheri Dickson replaced three pool keys for residents as their keys no longer worked at the pool. The Board received a letter from Phoenix Pools stating they would no longer be able to provide service for the community pool. After searching for new pool companies, Cheri Dickson met with All for Bella Pools (Lance Lackey) who agreed to take over the original contract we had with Phoenix Pools. At the end of the pool season, All for Bella Pools will provide us with a new proposal for service.

Old Business:

The ARC received a request from a Paddock Circle resident to paint their house brick. The resident has decided not to pursue the request.

Havenmist Pond potential additional repair and update. The pumphouse is gone. A Havenmist Lane resident is in need of repair after a flood from the pond. The Board has received two quotes from Emerald Sound Construction. One in the amount of \$2700 and one for \$1600. The resident will also be obtaining a third quote and will update the Board.

Tree trimming: See Architecture/Landscaping above

New Accounting Firm: Eileen Kurtz contacted various accounting firms. After discussion, it was decided we would go with Trevia Buckner, CPA. Before the Board can move forward, Chris

Alvarado will be contacting the current firm to see if we can stop services without penalty. Motion by Mac McKenzie, 2nd by Cheri Dickson pending our leaving our current firm. All in favor.

Annual Meeting Planning: Eileen Kurtz, Kim Johnson and Melissa Peacock prepared the mailing of the annual meeting notices and proxies for residents. Eileen Kurtz mailed them out July 13, 2021.

New Business:

Pool Contract: See Pool section above

Board Position Update: Mac McKenzie will be stepping down as Vice President to focus on Architecture/Landscaping. Derik Smith nominated himself for Vice President. Motion by Chris Alvarado, 2nd by Melissa Peacock. All in favor.

Resolution for estoppel certificates: After discussion, the Board decided the fee for certificates would be \$150. Motion by Chris Alvarado, 2nd by Derik Smith. All in favor.

Proposed 2022 budget: The final budget will be proposed at the September or October meeting(s).

Announce next meeting: August 17, 2021 at 6:30 P.M. (Annual Meeting)

Announce next meeting of the BOD: September 21, 2021

Adjourn: 7:50 P.M.